

# SDA

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The Denver Tech Center  
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**Real Estate: Construction  
Development  
Investment  
Management**

October 24, 2006

Nathan Goldberg  
City of Las Vegas  
Planning Department  
731 S. Fourth  
Las Vegas, Nevada 89101  
Telephone: 702-229-5447  
Facsimile: 702-385-7268

**Re: Bridger Avenue Apartments, Variance Site Distance/Residential Adjacency**

Dear Mr. Goldberg:

This letter serves as our Justification Letter on the above referenced submittal, as described herein:

**VARIANCE SITE DISTANCE TO RESIDENTIAL ADJACENCY**

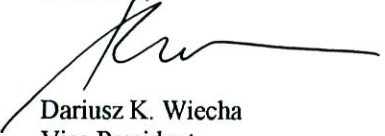
The City provides a recommended site distance for residential adjacency. As this requirement is fully valid in lesser density areas, it does not allow for creation of an urban streetscape in a downtown context. Since we are requesting a zoning change to R-5 to allow for an urban in-fill development, we would also like to request a variance for the required distance to other residential buildings. We believe, that the higher density of the project's downtown location, and the intent of the General Plan for urban revitalization warrants closer proximity to the adjacent projects.

This project fits the General Plan use. If approved, it will allow for construction of a multi-unit apartment complex, similar in nature to the neighboring City Center Apartments, also owned by our company.

Based on the popularity of the City Center Apartments and virtually non-existing vacancy rates we are convinced that a property of similar character next door will greatly contribute to the urban success of downtown Las Vegas by providing affordable housing to inner city dwellers.

Sincerely,

**SDA Inc.,**



Dariusz K. Wiecha  
Vice President

DKW/lis

**ZON-17740 VAR-17741  
VAR-17742 VAR-17743  
SDR-17745 12/07/06 PC**